

September 30, 2024

City of westlake:

Re: Entrada Block N  
49 Arta DR  
Westlake, TX

Per City Ordinance NO 760 exterior walls section on page 28 states Material General: All building facade vertical walls are required to be natural, quarried stone, three-coat stucco, cast stone, or brick in limited quantities. Use of stucco in the building elevation is limited to 40 % of the street visible elevations within any commercial project, any residential block where homes have a common wall, or any detached residence. A residential block is a cluster of five lots or block of contiguous residential units. The Ordinance has a conditional Material Variance: the use of plaster, wood siding, hardiboard siding, textured concrete masonry units, granite, and/or tile may be considered on a case-by-case basis. This section is a general section that mainly contains to one- or two-story projects and may be getting confused with the section on Towers. The section on Towers goes into more structural accommodations for structural integrity. The Tower section on pages 31 and 32 reads as followed Architectural Engagement: Towers or other vertical architectural elements are recommended to be engaged with another structure. Material Tower Walls: All tower façade vertical walls can be natural quarried stone, cast stone, or cut stone. Other materials may be allowed above the 2<sup>nd</sup> story upon review and approval of proposed design. Wood may be used as accents on the tower walls. Prohibitions: The use of wood siding, Hardiboard siding, visible concrete masonry units (CMU), marble, granite, fiberglass and metal panels.

The plans were drawn and engineered to the specification of the tower section of the ordinance because it is over two stories and not structurally sound to follow the general wall ordinance. Types of material used to build this building and the ones beside it may not be and typically not built with the same structural components. Commercial buildings can use CMU, Metal studs and in some cases wood for their structural walls. Our building has those components on the garage and retail area, but transitions to stick framing from the 3<sup>rd</sup> floor and above. That where it starts following the Tower section of the ordinance and the building was designed that way. The plans were submitted to the city for approval this way and the owner was under the impression that it approved as draw and submitted.

If this is not true than we are requesting a variance to the ordinance of material used. The material we are requesting to be used is as followed:

1. cut quarried stone (which is technically already approved in one section of the ordinance.
2. The use of stucco band above the headers of the doors and or windows. (This is not EFIS application, it is an architectural feature to have the stucco protrude out to the face of the stone to match as closely as possible to the buildings around us. The application of cast stone in

this location is not structurally feasible and could cause major issues with water intrusion as well if cast stone is used). Per the Tower section we are not using any material prohibited.

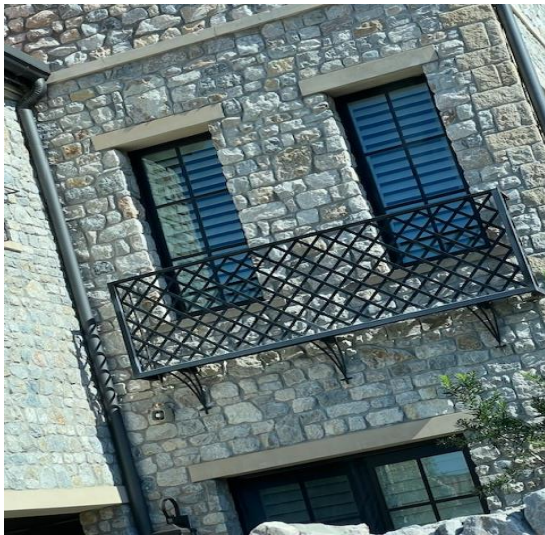
3. The next variance is for all the Juliet balconies. The cast stone previous drawn by the architect as a patio for a person to stand on was not structural sound needed to be changed to a metal Juliet balcony that would hold the weight of a person standing on it and not jeopardize the structural integrity of the building. The transition from the 5 ½ inch stone from second floor would still be on the building but lowered to accommodate the metal balcony. Other location showing the cast stone trim pieces has had to be deleted as well due to the structural integrity issues it may or could cause. We do have a letter for the engineer of record stating his concerns and that he could not sign off on this building if you required us to follow the Two-Story General Ordinance.

Please see attached pictures, material specs, and Engineer of Record letter to go along with the request of deviation.

Please call with any questions.

Sincerely,  
Michael White  
By Direction of  
Israel Bernal

Examples of what is on buildings throughout Entrada Community



Metal Juliet Balcony on other property. This does not appear to be Cast stone



This does not appear to be cast stone.

Stucco band same color as the face of building



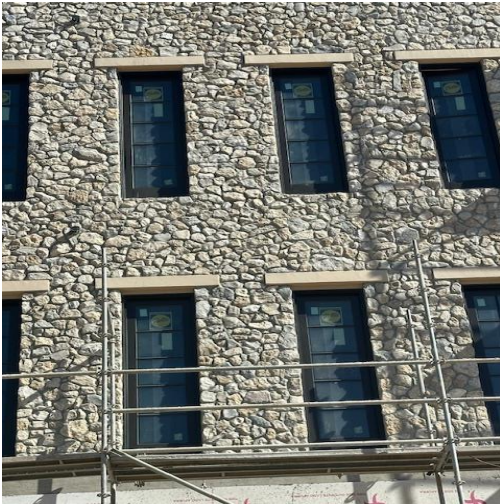
Stucco Band same color.



Stucco Band same color



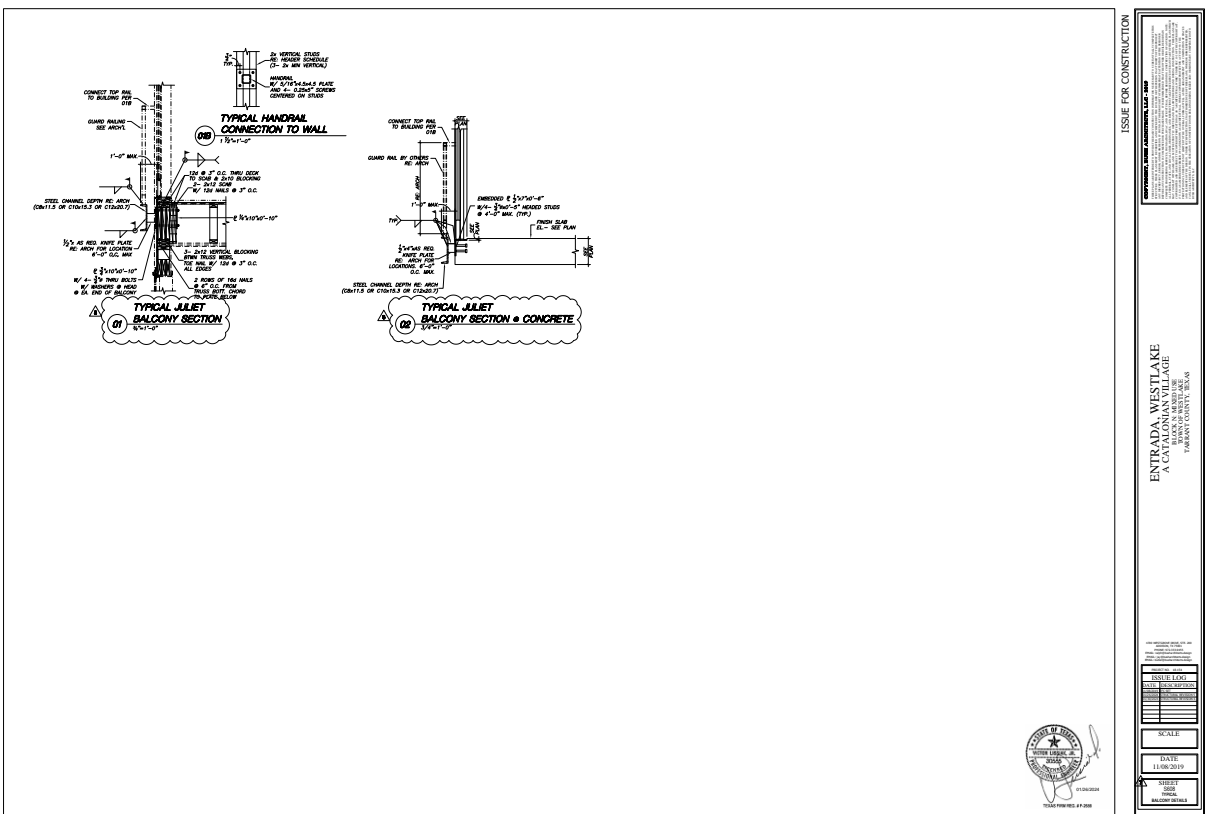
Examples of what we got on Building



Cut Stone 1 ½" per plan Stucco Band at rock wall location and Stucco wall location

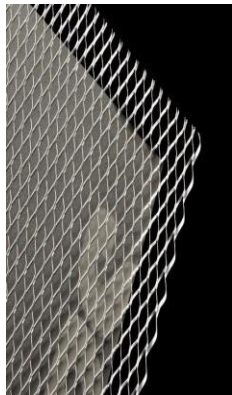


Cut Stone 1 ½" per plan Stucco Band at rock wall location

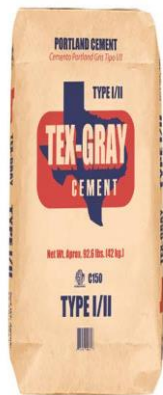


Metal Juliet Balcony detail

Material used



Metal lath



cement



tile and stone mortar.



Stucco material

## **ARDEX GUIDE SPECIFICATION**

### **ARDEX X5TM Flexible Tile and Stone Mortar and ARDEX 8+9TM Rapid Waterproofing and Crack Isolation Compound and ARDEX FLTM Rapid Set, Flexible, Sanded Grout**

Applications to Receive the Installation of Tile and Stone

#### **SECTION 09 30 13**

#### **ARDEX TILE & STONE INSTALLATION MATERIALS AND SYSTEMS**

##### **PART 1 - GENERAL**

1.1 A.

1.2 A.

##### **RELATED DOCUMENTS**

Drawings, general provisions of the Contract, and other related construction documents such as Division 01 specifications apply to this Section

##### **SUMMARY**

This Section includes the installation of tile and non-moisture-sensitive stone with a mortar.

1. ARDEX 8+9TM Rapid Waterproofing and Crack Isolation Compound
2. ARDEX X5TM Flexible Tile and Stone Mortar
3. ARDEX FLTM Rapid Set, Flexible, Sanded Grout
4. ARDEX SXTM 100% Silicon Sealant for Tile and Stone Applications

Complete ARDEX product and system installation details are provided in their corresponding Technical Data Sheet available at [www.ardexamericas.com](http://www.ardexamericas.com).

B.

C.

1.3 A.

Related Sections include the following: 1. Division 09 Tile & Stone Sections

##### **REFERENCES**

##### **AMERICAN NATIONAL STANDARDS INSTITUTE (A.N.S.I.)**

1. A-118.15 Improved Modified Dry-Set Cement Mortar
2. A-118.4 Modified Dry-Set Cement Mortar
3. A-118.11 EGP Latex-Portland Cement Mortar
4. A-118.7 High Performance Cement Grouts for Tile Installation

##### **SECTION 09 30 13 - 1**

##### **TILE & STONE INSTALLATION**

05/2023 ARDEX AMERICAS

D.

E.

1.4 A.

B.

1.5 A.

B.

5. A-108.01 General Requirements for Subsurfaces and Preparations by Other Trades
6. A-108.10 Installation of Grout in Tilework

7. A-108.5 Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar
8. A-118.10 Load Bearing, Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimension Stone Installation
9. A-108.13 Installation of load bearing, bonded, waterproofing membrane for thin-set ceramic tile and dimensional stone

TILE COUNCIL OF AMERICA, INC.

1. Handbook for Ceramic Tile Installation
2. EJ171 Movement Joint Guidelines for Ceramic, Glass and Stone

INTERNATIONAL STANDARDS ORGANISATION (ISO) 1. ISO 13007 – Ceramic Tile-Grouts & Adhesives

#### SUBMITTALS

Product Data: Submit manufacturer's product data, a Revit file with applicable materials meeting the Revit Content Style Guide, and installation instructions for each material and product used. Include manufacturer's Safety Data Sheets.

Qualification Data: For Installer

#### QUALITY ASSURANCE

Installation of the ARDEX product must be completed by a factory-trained, certified applicator, such as an ARDEX LevelMaster® Elite or Choice Contractor, using mixing equipment and tools approved by the manufacturer. Please contact ARDEX AMERICAS (724) 203-5000 for a list of recommended installers.

Manufacturer Experience: Provide products of this section by companies which have successfully specialized in production of this type of work for not less than 5 years. Contact Manufacturer Representative prior to installation.

SECTION 09 30 13 - 2 05/2023 TILE & STONE INSTALLATION ARDEX AMERICAS

1.6 A.

1.7

A.

B.

C.

1.8

A.

#### WARRANTY

When ARDEX X 5TM is installed with our written recommendations, the installation shall be installed in conjunction with the recommended ARDEX Tile & Stone Installation Materials, as appropriate, to provide the ARDEX SystemOne comprehensive warranty.

#### DELIVERY, STORAGE AND HANDLING

Deliver products in original packaging, labeled with product identification, manufacturer, batch number and shelf life.

Store products in a dry area with temperature maintained between 50° and 85°F (10° and 29°C) and protect from direct sunlight.

Handle products in accordance with manufacturer's printed recommendations.

#### PROJECT CONDITIONS



Do not install material below 50°F (10°C) surface and air temperatures. These temperatures must also be maintained during and for 48 hours after the installation of products included in this section. Install quickly if substrate is warm and follow warm weather instructions available from the ARDEX Technical Service Department.

## **PART 2 – PRODUCTS**

### **2.1**

A.

B.

### **2.2**

A.

#### **WATERPROOFING & CRACK ISOLATION COMPOUND**

##### **Acceptable Products:**

1. ARDEX 8+9TM; Manufactured by ARDEX AMERICAS USA, (724) 203-5000, [www.ardexamericas.com](http://www.ardexamericas.com)

Performance and Physical Properties: Meet or exceed the following values for material cured at 70° F+/-3°F (21° C+/-3°C) and 50% +/-5% relative humidity:

1. Pot Life: Up to 45 Minutes
2. Coats: 2
3. Dry Time: 30 – 45 min. – coat 1, 1hr. coat 2
4. Crack Isolation: Meets or Exceeds ANSI A 118.12 and ANSI A 118.10

#### **MORTAR**

##### **Acceptable Products:**

1. ARDEX X 5TM; Manufactured by ARDEX AMERICAS, USA, (724) 203-5000, [www.ardexamericas.com](http://www.ardexamericas.com)

## **SECTION 09 30 13 - 3 05/2023 TILE & STONE INSTALLATION ARDEX AMERICAS**

B.

### **2.3**

A.

B.

### **2.4**

A.

Performance and Physical Properties: Meet or exceed the following values for material cured at 70° F+/-3°F (21° C+/-3°C) and 50% +/-5% relative humidity:

1. Open Time: Up to 10 - 15 minutes
2. Pot Life: Approx. 3 hours
3. ISO 13007: C2 TE P1
4. Thin Set: Meets or Exceeds ANSI A-118.15, ANSI A-118.11 & ANSI A-118.4

#### **GROUT**

##### **Acceptable Products:**

1. ARDEX FLTM; Manufactured by ARDEX AMERICAS, USA, (724) 203-5000, [www.ardexamericas.com](http://www.ardexamericas.com)

Performance and Physical Properties: Meet or exceed the following values for material cured at 70° F+/-3°F (21° C+/-3°C) and 50% +/-5% relative humidity:

1. Pot Life: Approx. 30 minutes
2. Working Time: Approx. 30 minutes
3. Open to Traffic: 90 minutes

#### CAULK

Acceptable Products:

1. ARDEX SX; Manufactured by ARDEX Americas USA, (724)203-5000, [www.ardexamericas.com](http://www.ardexamericas.com)

### **PART 3 – EXECUTION**

#### 3.1

A.

#### PREPARATION

Subfloors: Prepare substrate in accordance with manufacturer's instructions.

1. Prior to proceeding please refer to ANSI A 108.01 "General Requirements for Subsurface" and the TCNA's "Handbook for Ceramic Tile Installation" for detailed information. Substrate and ambient temperatures must be a minimum of 50°F (10°C).
2. All subfloors must be clean and completely free of all contaminants, including dust, oil, grease, wax, sealers, paint, varnish, etc. Prepare floor as required by mechanical means. Do not use chemicals to clean the floor.

#### MIXING

When mixing sanded materials, ARDEX recommends using the ARDEX DUSTFREE™ or a standard "gutter hook" vacuum attachment in combination with a wet/dry (Shop-Vac® style)

#### 3.2

A.

#### SECTION 09 30 13 - 4 05/2023 TILE & STONE INSTALLATION ARDEX AMERICAS

#### 3.3

A.

B. C.

#### 3.4

A.

B.

#### 3.4

A.

#### 3.5

A.

vacuum and HEPA dust extraction vacuum system. Additionally, each bag should be handled with care and emptied slowly to avoid creating a plume of dust. Contact the ARDEX Technical Service Department for more details on ARDEX products and air quality management.

#### APPLICATION OF WATERPROOFING AND CRACK ISOLATION MEMBRANE

Examine substrates and conditions under which materials will be installed. Do not proceed with installation until unsatisfactory conditions are corrected.

Coordinate installation with adjacent work to ensure proper sequence of construction. Protect adjacent areas from contact due to mixing and handling of materials.

Install Waterproofing and Crack Isolation Compound:

1. Reference A-108.17 Installation of Crack Isolation Membrane
2. Comply with manufacturer's printed instructions for mixing of material, installation, and cure. For questions contact the ARDEX Technical Services Department at (724) 203- 5000.

#### APPLICATION OF TILE Install Tile with Mortar

1. Install tiles following the general office outline procedure set forth in ANSI A108.5.
2. Comply with manufacturer's printed instructions for mixing of material, installation, and cure. For questions contact the ARDEX Technical Services Department at (724) 203- 5000.

#### Install Grout and Caulk

1. Install grout in accordance with ANSI A108.10.
2. Comply with manufacturer's printed instructions for mixing of material, installation, and cure. For questions contact the ARDEX Technical Services Department at (724) 203- 5000.

#### FIELD QUALITY CONTROL

Where required, contact manufacturer for field sampling methods and procedures.

#### PROTECTION

Prior to the installation of the finish flooring from abuse by other trades by the use of plywood, Masonite or other suitable protection course.

#### **END OF SECTION**

SECTION 09 30 13 - 5

TILE & STONE INSTALLATION

05/2023 ARDEX AMERICAS

## Technical Data Sheet - TEX-GRAY Masonry Cement Type S

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### 1. Product Name

• TEX-GRAY Masonry Cement Type S  
2. Manufacturer  
SESCO Cement Corp. 7300 Wingate St. Houston, TX 77011  
Phone: (832) 846-2066  
Web: [www.sescocement.com](http://www.sescocement.com)

### 2. Product Description Basic Use

TEX-GRAY Masonry Cement is a specially blended cement formulated to produce masonry mortar for use in stone, brick, block and thin veneer construction as well as stucco applications, exterior wall plaster and interior wall putty.

### Composition & Materials

TEX-GRAY Masonry Cement is a mix of Portland cement, limestone, plasticizers, air entraining agents and other chemical modifiers to produce a high performance mortar component that complies with ASTM C91.

All TEX-CEM manufacturing is quality controlled to ensure product performance and uniformity.

### 4. Technical Data Applicable Standards

- ASTM International ASTM C91
- ASTM International ASTM C270
- ASTM International ASTM C144
- ASTM International ASTM C780

### Physical Properties

TABLE 1 – Physical Req. of Masonry Cements

S 2100 (14.5) 70 19

### 5. Installation Selection

Use Table 2 as a general guide for selection of the required mortar. Other specific factors such as climate and exposure, local building codes, absorption of masonry units, engineering requirements, etc., should be considered.

Masonry Cement Type S	Compressive Strength ASTM C109 Min., psi (MPa)	Water Retention Minimum %	Maximum % Air
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Exterior, above grade, load-bearing non load-bearing parapet wall	N or S N N or S
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### Composition & Materials

- ASTM C91; Type S

### Packaging

TEX-GRAY Masonry Cement is supplied in the following package sizes:

- ASTM C91; Type S – 75 lbs. Limitations & Disclaimers

There are many variables that affect mortar performance beyond the control of the cement manufacturer. Following industry recommended practice is required to achieve desired results.

### Building Segment

Exterior, at or below grade

Mixing

Mortar Type

S

Interior, load-bearing	non load-bearing	N or S	N
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**Technical Data Sheet** TEX-GRAY Masonry Cement Type S

pg. 1 of 2

TABLE 2

Recommended Guide for Selection of Mortar Type

Mix 1 bag of TEX-GRAY Masonry Cement TYPE S with 2 1/4 to 3 parts by volume of mason sand complying with ASTM C144. Using clean, potable water sufficient to produce desired consistency. Mechanical mixing is preferable when possible. Mix material for a minimum of five minutes. Sand selection will impact color so mock-ups of actual mortar components should be constructed for architect/owner approval prior to commencing work.

Admixtures

No admixtures should be used without the written approval of the architect/owner.

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## **Technical Data Sheet - TEX-GRAY Masonry Cement Type S**

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Water

All water must be clean and free from contaminants, including organic material, dissolved acids, alkalies or salts.

Precautions

Cement may cause minor skin irritations. Avoid direct contact with skin and eyes. If contacted, promptly flush effected areas with clean water. Refer to TEX-CEM Safety Data Sheets (MSDS) for more information prior to use.

6. Availability and Cost Availability

TEX-GRAY Cement Masonry Cement is available in bags through our distribution partners in most parts of Texas.

Cost

TEX-GRAY Cement products are competitively priced. For specific information contact a TEX-CEM distributor or a TEX-CEM representative.

7. Warranty

The information and statements in TEX-CEM technical and product information are believed to be reliable, but are not to be construed as a warranty or representation for which the manufacturer assumes legal responsibility. No other warranty, representation, or condition of any kind, expressed or implied (including no warranty of merchantability or fitness for a particular purpose) shall apply. Having no control over the use of cement, TEX-CEM will not guarantee finished work, nor shall TEX-CEM be liable for consequential damages.

8. Maintenance

No maintenance required.

9. Technical Services



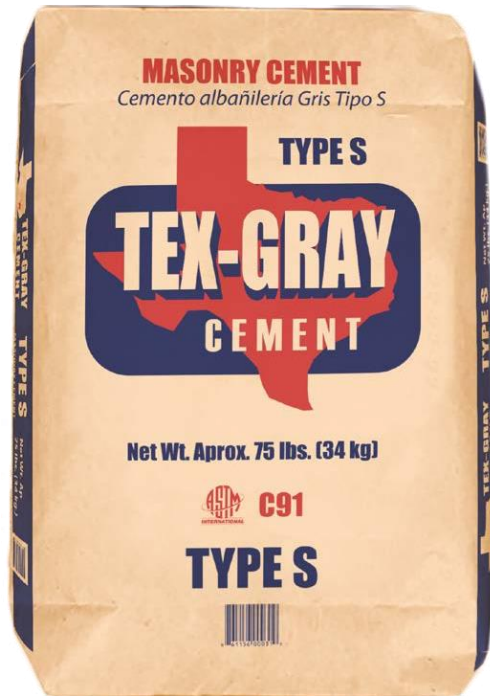
Technical assistance, including more detailed information, product literature, test results, project list, samples, assistance in preparing project specifications and arrangements for job site inspection and supervision, is available by contacting the technical sales staff.

Rafael Villalta

(832) 846-2066 [r.villalta@sescocement.com](mailto:r.villalta@sescocement.com)

#### 10. Filing Systems

Additional Information is available from the manufacturer upon request.



Spectrum Scratch & Brown (with or without Fiber)

**Description:** Spectrum Scratch & Brown is a dry - reinforced product designed to be used as the scratch and/or brown coat in a three-coat stucco application. Tremendous steps were made by AHI to develop our Spectrum Scratch & Brown coat. Our company has received a large number of glowing reviews on this product. Installers across the country that have used our Scratch & Brown have stated that our product has “superior coverage”, “better board life”, “does not dry out as fast” and “stays on walls and ceilings without falling to the ground like the one coats or other competitive products” they have used. Application of Spectrum Scratch & Brown will help resist water penetration, plastic shrinkage, cracks and sagging. It will also produce a non-load bearing, aesthetically pleasing exterior or interior finish on concrete, masonry and stud walls or metal buildings.

**Uses:** Spectrum Scratch & Brown is designed to be used in general stucco construction over galvanized metal lath or solid base surfaces such as masonry or concrete.

**Coverage:** Scratch Coat – 90-110 sq. ft at 3/8” thickness. Brown Coat – 75-80 sq. ft at 3/8” thickness.

**Dry Time:** Spectrum Scratch & Brown requires a minimum of 48 hours moist curing: Refer to ASTM C926 Application of Portland Cement—Based Plaster (ASTM 926 8.2 states) “Sufficient time between coats shall be allowed to permit each coat to *cure or develop enough rigidity* to resist cracking or other physical damage when the next coat is applied.” Environmental conditions such as heat, wind and humidity must all be considered when determining dry time.

**Job Conditions:** Air and substrate surface temperature must be 40oF or higher and remain so for a minimum of 24 hours. **Precautions:** Use adequate ventilation. Avoid breathing dust. Use of approved dust respirator, safety glasses and protective gloves are recommended. As with any chemical product, exercise care when handling.

**Surface Preparation:** Concrete and masonry surfaces should be slightly scarified . Clean area and remove all dust, grease, oil, paint, dirt, efflorescence and any unsound concrete. Spectrum tintable primer must be applied over all cementitious products once they have been allowed to cure. Primer must be applied with a spray application and then back rolled with a paint roller. With a pH pencil, check the surface pH levels 4-6 hours after the primer has dried. However, dry time will depend on surface temperatures, humidity, and porosity of material to be coated. Random check entire surface to ensure pH levels are below 10.

**Mixing:** It is suggested that you mix this product using a motorized mortar mixer. For Scratch Coats: Use 1 bag of Spectrum Scratch & Brown Coat to 2.5 cu. ft. of plaster sand which conforms to ASTM C-897. For Brown Coats: Use 1 bag of Spectrum Scratch & Brown Coat to 3 cu. ft. of plaster sand which conforms to ASTM C-897.

**Application:** Scratch & Brown can be hand applied or sprayed. Apply the Scratch coat to a thickness of 3/8” with either an approved sprayer or trowel. Scratch the first coat horizontally and allow the Scratch coat to cure sufficiently. Apply the Brown coat using an approved sprayer or trowel to a thickness of 3/8” thick. Spectrum Scratch & Brown requires moisture to cure. Moist cure for no less than 48 hours.

**Clean Up:** Do not allow product to dry. Clean tools and equipment with water immediately after use.

**Storage & Shelf Life:** Store off the ground in a dry area. Protect from extreme heat, moisture, direct sunlight and freezing temperatures. Product can be stored for a period of 12 months in original un-opened container and protected from moisture. **Weight & Packaging:** 75 lb bags. 40 bags per pallet.

**DO NOT USE THIS PRODUCT AS A COMPONENT OF AN EXTERIOR INSULATION FINISH SYSTEM (EIFS) OR AS PART OF ANY EXTERIOR INSULATION FINISH APPLICATION REPRESENTED TO BE A SIMILAR GROUP COMPONENT BASED SYSTEM.**

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EIFS refers to an exterior insulation system in which the specific components are designed, formulated, tested and may also be certified by "EIMA", "ICBO", or other organization to ensure that the individual components are compatible with one and another and will successfully function together. All AHI products are sold independently and separately and have not been tested, designed, formulated, manufactured, or certified by any entity to work together successfully in Exterior Insulation Finish Systems or as a part of any exterior insulation application represented to be similar group component based system.

**Warranty:** All Spectrum stucco products come with a limited 5 year warranty. Version 1.2 – June 13, 2012

## VIEWTECH INC

4205 BELTWAY DRIVE ADDISON TEXAS 75001-3704  
TELEPHONE 972 661-8187  
FAX 972 661-8172  
E-mail: vl@vtinc.net

September 24, 2024

Mr. Israel Bernal

Re: Entrada Block N Superstructure Veneer  
Viewtech Project #2019-202  
Westlake, TX

Mr. Bernal:

We are structural engineers of record for the referenced project. This is to inform you that the superstructure was designed to support either an adhered thin set stone veneer or GFRC veneer. The structure, as currently designed, is not suitable to support to cast stone block veneer. Furthermore, it is not acceptable to affix cast stone block veneer to existing thin set or GFRC material.

Please call with any questions.

Sincerely,



Victor Lissiak, Jr., P.E.

